

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 17, 2006

CALL TO PODIUM:

Jacqueline Marsh

RESPONSIBLE STAFF:

Jacqueline Marsh, Planner
Patricia Patula, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
<input checked="" type="checkbox"/>	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
<input checked="" type="checkbox"/>	Other: Certificate of Approval

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:**HISTORIC DISTRICT COMMISSION****Approval of Certificate of Approval:**

HAWP-1E Applicant: Alex Zeppos, for Growlers Restaurant and Brewery – 227 East Diamond Avenue (Belt Building)
Exterior modifications

SUPPORTING BACKGROUND:

At their meeting of July 6, 2006, the HPAC held a public hearing on this application for exterior modifications at 227 East Diamond Avenue (the Belt Building). This is a historically designated site in the City of Gaithersburg and is also on the National Register of Historic Sites.

The applicant is requesting to remove a small section of landscaping, which has become rat infested it is rat infested, and will also replace sections of deteriorated ground brick work with stamped concrete, which will have the appearance of brick work. This will help modify the drainage problem that currently exists on site.

In addition to the ground work, the applicant is also installing two new identification signs on the building (Exhibit #7) and erecting a wrought iron fence with a gate around the ground-level outside air conditioning units. The fence will match the railings of the exterior outside steps. The application also includes the restoration (wherever possible) of the building's storm windows. Some of the storm windows will be replaced in-kind.

There was no public testimony in favor of or in opposition to the application.

The HPAC unanimously recommended approval, finding the request to be in compliance with Secretary of Interior Standard One, which states a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The proposed changes are small in nature.

The HPAC further finds the application in conformance with Standard Five, which states distinctive features, finishes, and construction techniques or examples of craftsmanship shall be preserved. The applicant is attempting to maintain existing materials.

continued on back

DESIRED OUTCOME:

Vote on HAWP-1E.

The following conditions shall apply:

1. The brick work and drainage modification should be subject to review and approval from the Department of Public Works, Park Maintenance, and Engineering;
2. The request for painting of the brickwork as noted on the application has been withdrawn and will be considered at a later date; and
3. The storm windows may be replaced with sturdier windows, however, the HPAC strongly recommends the applicant attempt to repair the existing building windows and explore possible sources of funding for the project.

Staff and HPAC recommend the HDC make the following motion:

Grant approval of HAWP-1E and issue the Certificate of Approval, finding, based on the record before HPAC and for the reasons articulated by HPAC, that the application meets Secretary of Interior Standard One and Five, with three conditions.

HPAC Public Hearing – July 6, 2006
HDC Policy Discussion – July 17, 2006

**INDEX OF MEMORANDA
HAWP-1E**

**Applicant: Alex Zeppos, for Growlers
227 East Diamond Avenue
Exterior site modifications**

Number	Exhibit
1.	Application
2.	Site location map
3.	Cover sheet, submitted by applicant
4.	Photographs of existing conditions on site
5.	Photographs showing area of the proposed fence
6.	Site plan showing proposed modifications
7.	Proposed signs
8.	Notice to include legal ad for public hearing in the June 28, 2006, <i>Gaithersburg Gazette</i>
9.	Public hearing notice, sent out June 26, 2006, to the required parties
10.	By Reference: Historic District Guidelines
11.	By Reference: Annotated Code of Maryland, Article 66B, Historic Resources
12.	By Reference: Secretary of Interior Standards for Rehabilitation
13.	By Reference: HD-4 Designation Documents
14.	By Reference: Qualifications of HPAC, HDC, and staff
15.	Fence location and details, submitted July 10, 2006
16.	Site plan showing areas of proposed work, submitted July 11, 2006

HISTORIC AREA WORK PERMIT APPLICATION

In accordance with Chapter 24, Article XII of the City Code.

Application Number HAWP-1E
 Date Filed 6-20-06
 Application Completed 6-26-06
 HPAC Hearing/Review 7-6-06
 HDC Hearing/Review 7-17-06
 Decision _____
 Date of Decision _____

1. SUBJECT PROPERTY

Address 227 East Diamond Ave.

Lot — Block Parcel NO16 Subdivision Par. A JA Belt's Addition

Tax Account Number 09-02622152

2. APPLICANT/OWNER/AUTHORIZED AGENT

Name Alex Zepos Telephone 301-519-9400

Address 227 E. Diamond Ave. Gaithersburg, MD 20897

3. OWNER OF RECORD (IF NOT APPLICANT)

Name Craig Kazanjian Telephone 301-438-2211

Address 2139 Blue Knobs Terrace Silver Spring, MD 20906

2. TYPE OF WORK (CHECK APPROPRIATE)

- ☒ Visible from public way
☐ Not visible from public way

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> Fence | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Additions | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Signage | <input type="checkbox"/> Siding | <input type="checkbox"/> Relocation | <input type="checkbox"/> In-kind Replacement |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Roofing | <input checked="" type="checkbox"/> Restoration | <input type="checkbox"/> Utilities (meters, cables, etc.) |
| <input checked="" type="checkbox"/> Landscape | <input type="checkbox"/> Accessory Building | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Miscellaneous |

4. DESCRIPTION OF PROPOSED WORK Landscaping Modification, Windows Storm windows & restoration, Fence unit, & New Brick work on Sidewalk area surrounding Belt Building. Repaint of Brick Work (explanation). & signs on front & back

5. HISTORIC AREA WORK PERMIT PROCESS AND APPLICATION SUBMISSION REQUIREMENTS (SEE PAGES 2-7)

I have read and understand the attached information regarding process and requirements in obtaining a Historic Area Work Permit.

Signature _____

Date 6-20-06



HPAC 7-6-06
HAWP-1E
#2

PENGAD 900-531-5500

HPAC

Growlers

Belt Building

227 East Diamond Ave.

Gaithersburg, MD 20877

301-519-9400

Plans for review-

- A. New brick layout (Belden Pawnee)
- B. Wrought Iron Gate
- C. Window Pane / Storm Window Repairs
- D. Drainage Problem

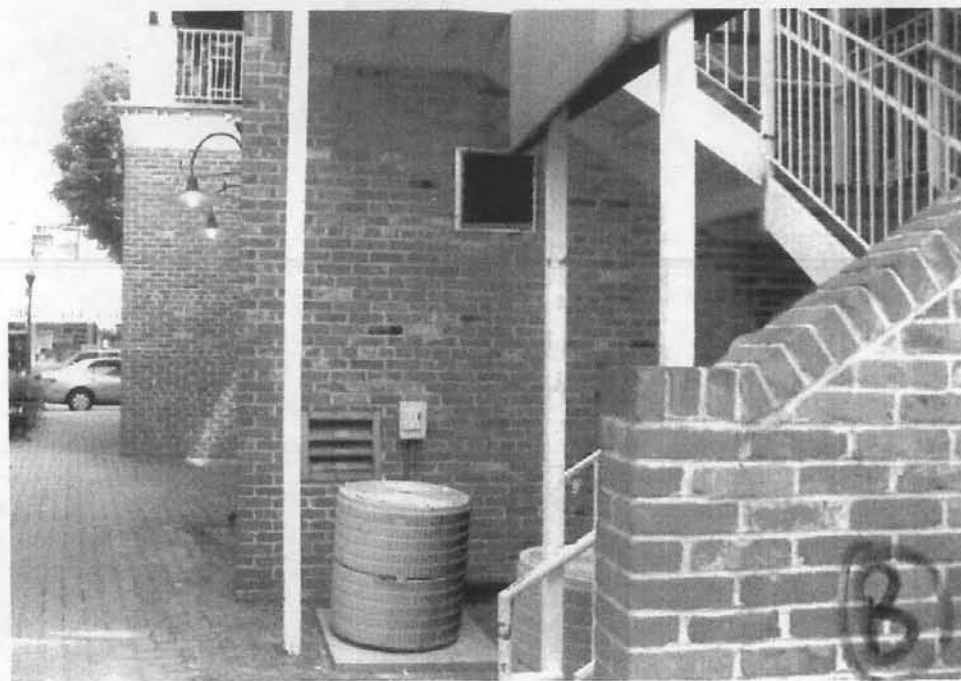




HPAC 7-6-06
HAWP-1E
#4
PENGAD 800-631-6989









HPAC 7-6-00
HAWP-1E
#5
PENGAD 800-631-6989

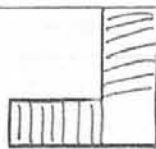
(B)



East Diamond Avenue

South Summit Avenue

Belt
Building



Pepco
Box

Landscaping Removal

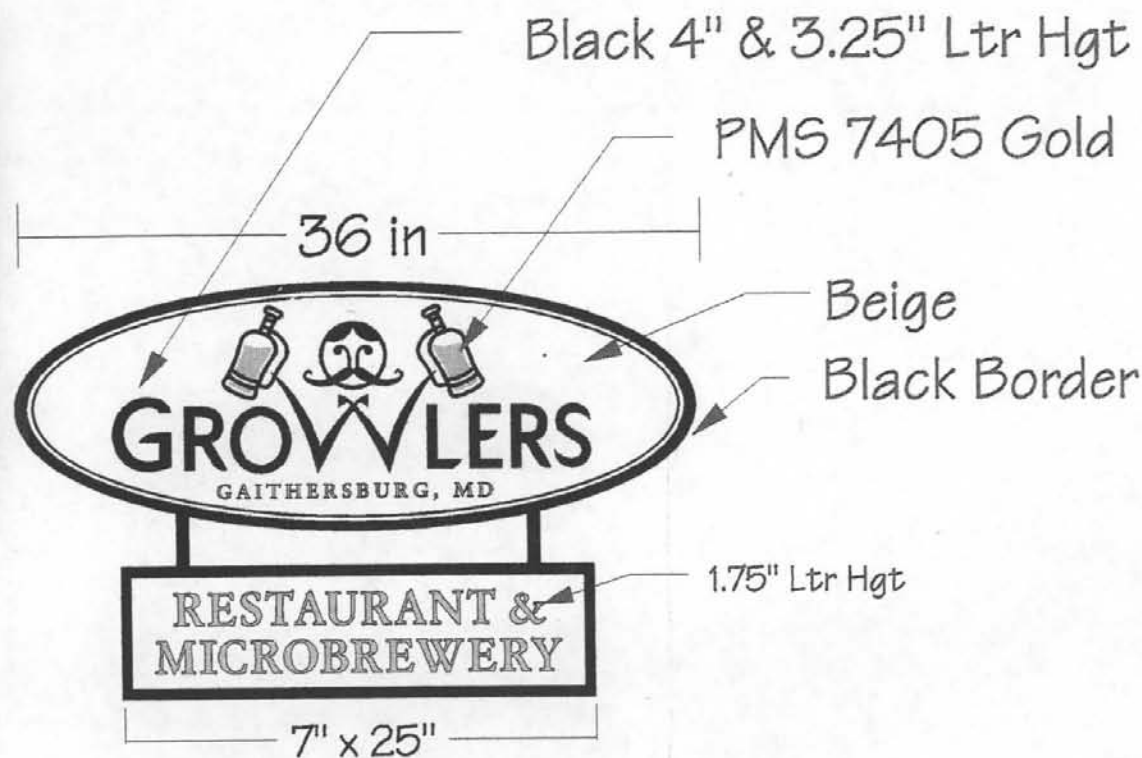
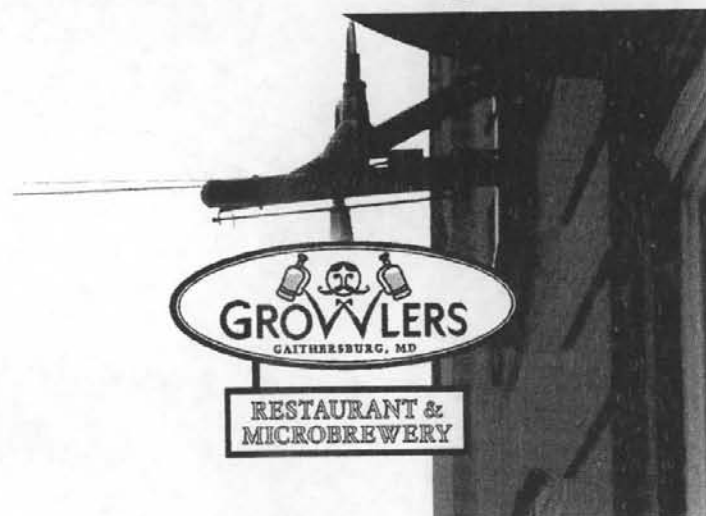
New Brick Layout Proposal

-Belden Pawnee

HPAC 7.6.06
HAWP-1E
#6

Existing
Landscaping

Designed exclusively for: Growlers

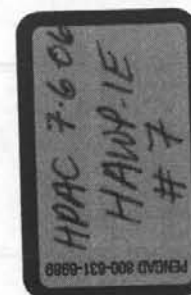


1 - 13.2" x 36" x 2" Hanging Shingle Sign

1 - 7" x 25" x 2" Hanging Shingle Sign

PMS 7405 Gold, Black, Beige & White

ALL ARE DOUBLE-SIDED



301-948-8088

Sign Details

June 2006

Growlers / Growlers.fs

Sterico Signs

16159 Shady Grove Road

Gaithersburg, MD 20877

Designed exclusively for: Growlers



336 in

86 in

227.5 in

24 in
19 in

GROWLERS RESTAURANT & BREWERY

1 - 24" x 336" x 1" Pre-Existing Sign

Remove OLD copy / ADD new copy

Gold & Black

Font: Garamond 100 Bold / Ltr Hgt: 12"



301-948-8088

Sign Details

June 2006

Growlers / Growlers.fs

Sterico Signs 16159 Shady Grove Road Gaithersburg, MD 20877



June 23, 2006

Ashby Tanner, Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ashby:

Please publish the following legal advertisement in the **June 28, 2006**, issue of the *Gaithersburg Gazette*.

Sincerely,

Jacqueline Marsh, Planner
Planning and Code Administration

ASSIGN CODE: HAWP-1E

NOTICE OF PUBLIC HEARING

The Historic Preservation Advisory Committee of the City of Gaithersburg will conduct a public hearing on HAWP-1E, filed by Alex Zeppos, on

**THURSDAY
JULY 6, 2006
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests a certificate of approval from the City's Historic District Commission for exterior site modifications at **227 East Diamond Avenue**. §24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Parcel N016 in the JA Belt's Addition to Gaithersburg, is a locally designated historic site.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Jacqueline Marsh, Planner
Planning and Code Administration
JAM
Acct# 133649

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitersburgmd.gov • www.gaitersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine L. Edens
Henry F. Marraffa, Jr.
John B. Schlichting
Michael A. Sesma

CITY MANAGER
David B. Humpton



Gaithersburg

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Historic Preservation Advisory Committee will conduct a public hearing at the time and place noted below.

Meeting: **Historic Preservation Advisory Committee**
Application Type: **Historic Area Work Permit Request**
File Number: **HAWP-1E**
Location: **227 East Diamond Avenue**
Parcel N016
Applicant: **Alex Zeppos**
Development: **JA Belt's Addition to Gaithersburg**
Day/ Date/Time: **Thursday, July 6, 2006, 7:30 p.m.**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL**
31 SOUTH SUMMIT AVENUE

*****IMPORTANT*****

The application requests a certificate of approval from the City's Historic District Commission for exterior site modifications at **227 East Diamond Avenue**. Section 24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Parcel N016, in JA Belt's Addition to Gaithersburg, is a locally designated historic site. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

CITY OF GAITHERSBURG

By: Jacqueline Marsh
Jacqueline Marsh, Planner
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE

NOTICES SENT THIS 26th DAY OF JUNE, 2006, TO:

APPLICANT AND INTERESTED PARTIES

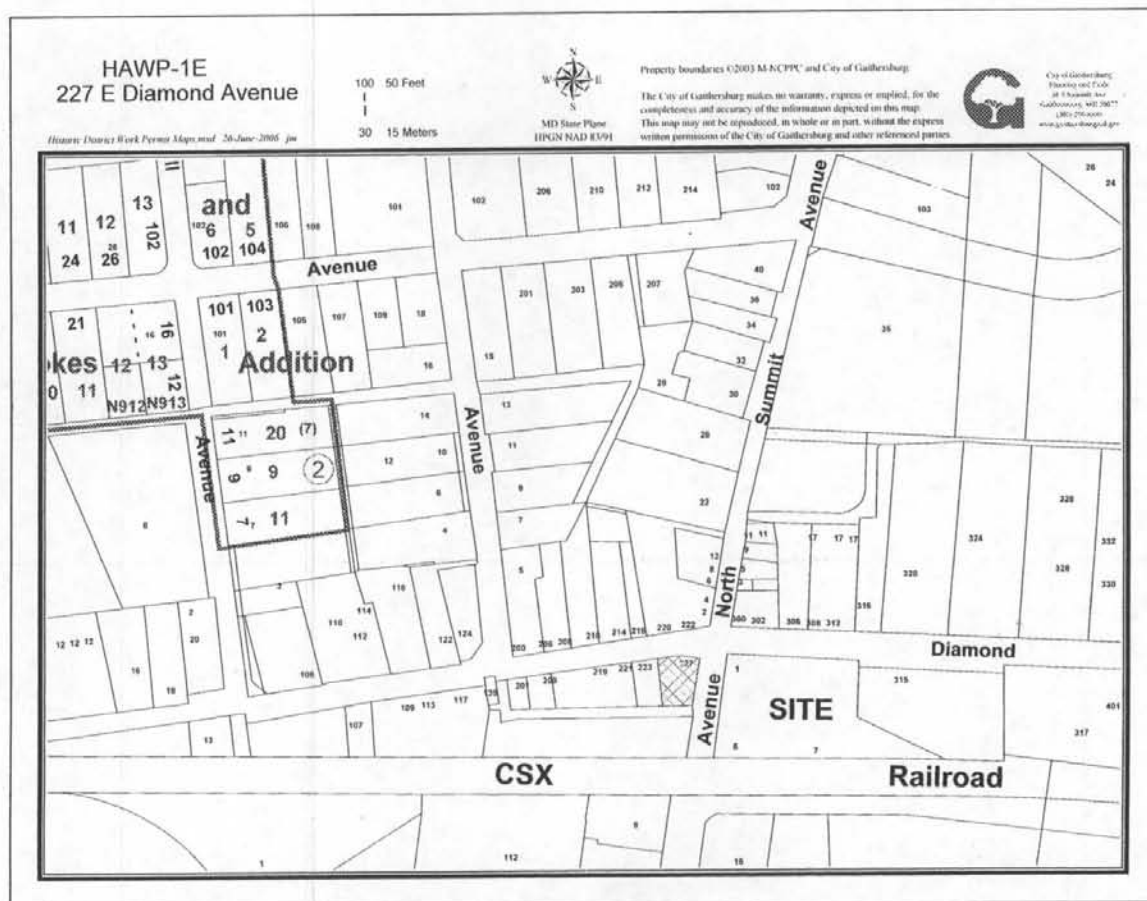
(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

HISTORIC PRESERVATION ADVISORY COMMITTEE

HISTORIC DISTRICT COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)



ANNA TABLER
OR CURRENT RESIDENT
5554 CARVILLE AVE
BALTIMORE MD 21227

ANTHONYTRUST BONANNO
OR CURRENT RESIDENT
C/O PAMELA GEROUX
10799 FOREST EDGE CIR
NEW MARKET MD 21774

CARLOS & ANA L REYES
OR CURRENT RESIDENT
18650 WINDING CREEK PL
GERMANTOWN MD 20874

CRAIG KAZANJIAN
OR CURRENT RESIDENT
2139 BLUE KNOB TERRACE
SILVER SPRING MD 20906

CSXTRUSTANSPORTATION INC
OR CURRENT RESIDENT
500 WATER ST
JACKSONVILLE FL 32202

DEPOT PROPERTIES LLC
MD LIMITED LIABILITY CO
124 N MARKET ST
FREDERICK MD 21701

JOHN STRUSTUSTEE THOMAS
OR CURRENT RESIDENT
17704 PARKRIDGE DR
GAITHERSBURG MD 20878

JOHN W 3RD DEBELIUS
SARAH C DEBELIUS ET AL
320 E DIAMOND AVE
GAITHERSBURG MD 20877

LONGCARE III L L C
OR CURRENT RESIDENT
C/O DANAC CORP
7501 WISCONSIN AVE STE 1120
BETHESDA MD 20814

MOTIVA ENTERPRISES LLC
OR CURRENT RESIDENT
C/O EQUIVA SER LLC/TAX DEPT
PO BOX 4369
HOUSTON TX 77210

OCCUPANT
OR CURRENT RESIDENT
227 E DIAMOND AVE
GAITHERSBURG MD 20877

RODNEY MTRUST THOMPSON
OR CURRENT RESIDENT
9706 ECLIPSE PL
MONTGOMERY VILLAGE MD 20886

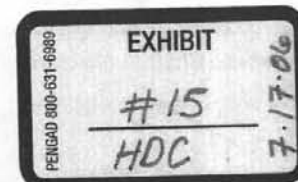
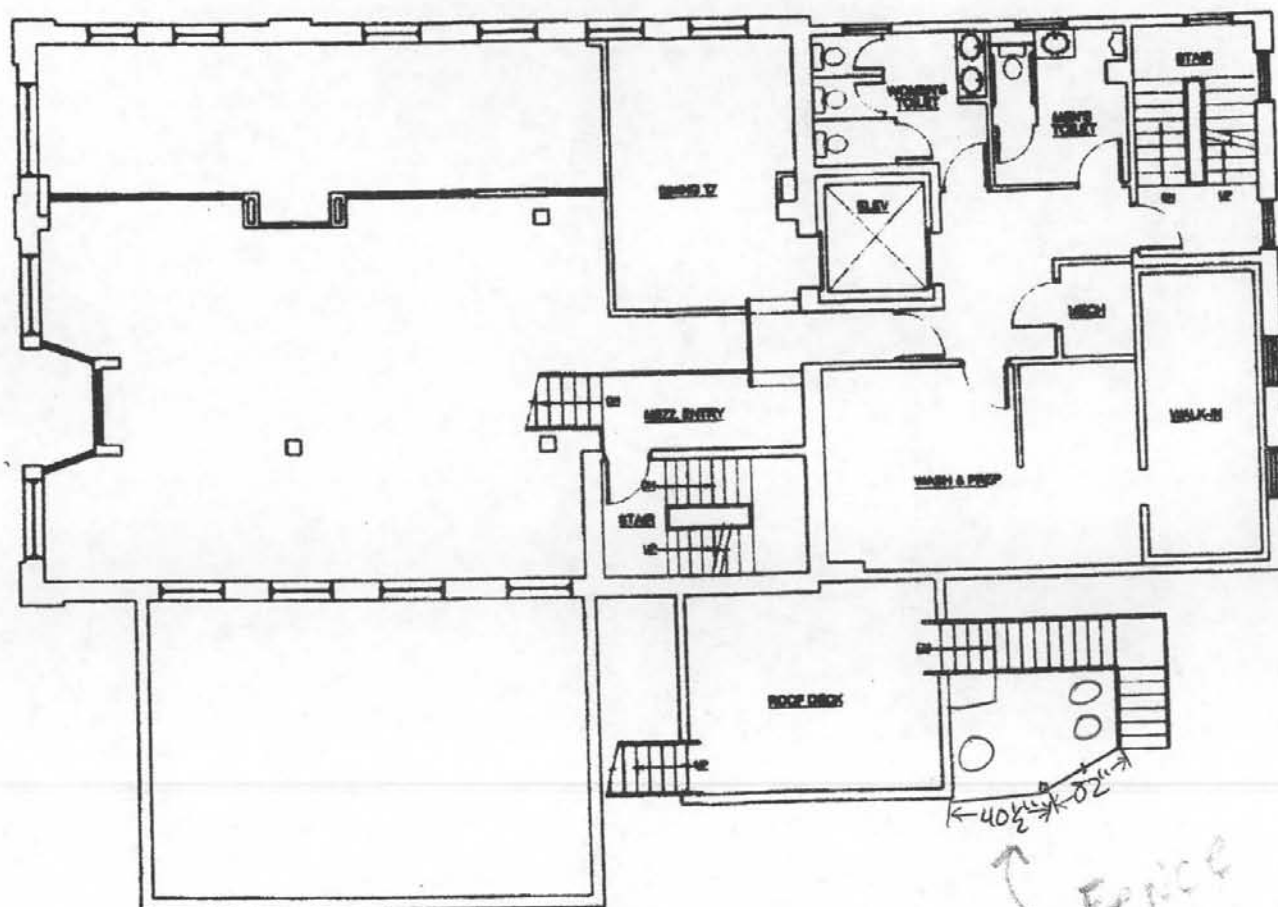
SARA W & L KATZ
OR CURRENT RESIDENT
106 BROOKES AVE
GAITHERSBURG MD 20877

THOMAS M ROSENBLATT
OR CURRENT RESIDENT
6013 NEILWOOD DR
ROCKVILLE MD 20852

VICTOR LITZ MUSIC CENTER INC
OR CURRENT RESIDENT
507 NFREDERICK AVE
GAITHERSBURG MD 20877

WILLIAM I KING
OR CURRENT RESIDENT
9300 EDGEWOOD DR
GAITHERSBURG MD 20877

GAITHERSBURG, MARYLAND



MCSHEA & COMPANY, INC.



1 - Red areas are proposed for work.

VILLAGE PLAZA



7.17.06